

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Thursday, June 4, 2015

Attending:

Council Member Jim Sandager
City Manager Tom Hadden
Development Director Lynne Twedt
Assistant City Attorney Greta Truman
Communication Specialist Lucinda Stephenson

City Engineer Duane Wittstock
Principal Engineer Brian Hemesath
Finance Director Tim Stiles
Sign & Zoning Administrator Kevin Wilde

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

1. West Des Moines Dental - Sculpture

Sign and Zoning Administrator Wilde stated that he received a call from a local artist interested in placing a sculpture on 22nd Street. A picture of the metal sculpture includes a tooth and two toothbrushes was displayed. It was indicated the preferred location for the piece is at the main entry within the island next to the existing sign for WDM Dental. It was noted that three locations, all on private property, were identified for possible placement.

Staff indicated that traditionally when 'art' closely represents or suggests the business or product, it is considered signage and must meet code for allowable square footage, size, and placement. The sculpture alone exceeds allowable size if considered a sign. Staff noted that it is often a gray area whether something is truly art or a business advertisement. Staff requested guidance on classifying that proposed.

Council Member Sandager expressed that he understands the issue with determining whether art or a sign, but that he liked to encourage art as it added character to the area. Council member Sandager was supportive of allowing the piece in a location farther within the site.

Staff was supportive of a location which gives the greatest separation from the existing business sign as then it would seem more as art and not signage.

Direction: Council Member Sandager was supportive of a Minor Modification approved by staff to allow for the sculpture within the property of West Des Moines Dental.

2. Upcoming Projects – A map was provided of each project with Director Twedt providing a brief description of each.

- a. Woodland Hills Grading (GP-002729-2015) – Dirt is being removed from the property located at the northwest intersection of S. 88th Street and Sugar Creek Drive for future development.
- b. Wolf Construction Warehouse Building (MM-002719-2015) – Addition of a 30,000 sf warehouse building located at 2202 Wolf Way.
- c. Hubbell Realty Office Addition (MML2-002726-2015) – Construction of a two-story, 6,340 sf building addition which was approved as part of the original site plan for the property located at 6900 Westown Parkway.

3. Minor Modifications

- a. City Hall – Bench & Sculpture Concrete Pads (Level 1)
- b. Higgins Law Office – Fence (Level 1)

4. Other Matters - None

The meeting adjourned at 7:45 a.m. The next Development and Planning City Council Subcommittee meeting is scheduled for Thursday, June 18, 2015.

Lynne Twedt, Development Services Director

Kim Taylor, Recording Secretary